

## MINUTES OF THE MEETING OF APRIL 18, 1978

Present - Members Mitchell, Lowery, Williams, Schnaubelt, Gade, Stirling, Haro, and Chairman Wilson.  
Absent - Member O'Connor.  
Secretary - Deputy Linda Osborne.

The Agency members met in executive session at 3 p.m. for a short period of time to discuss litigation. At 5:03 p.m. the regular meeting was convened with Chairman Wilson presiding.

The minutes of the meeting of April 3, 1978 were approved unanimously, Mr. Stirling so moving, Mr. Haro seconding.

Item 3, Matter of Response to Councilman Gade's Questions on CCDC Activities, was trailed.

Item 7 was taken up next, it being concerned with the award of \$3,500,000 Tax Allocation Bonds for Marina project to the best bidder. One bid only was received, and that from a consortium led by Blyth Eastman Dillon. The rate was 8%, the state statutory maximum; with a 3% discount, the effective interest rate was 8.17%. Gerald Trimble of CCDC said that it would be hoped that the bonds could be refinanced at a lower interest rate in 2 or 3 years. The "cloud of Jarvis-Gann" and the lack of any "track record" in the Marina area were cited as reasons for Moody's not having rated the bonds and the receipt of only one bid at an interest rate which could make an additional \$600,000 in interest due over the 25-year period of the bonds.

Mr. Gade moved that action be postponed until after the ballot issue on the Jarvis-Gann initiative is decided. Mr. Schnaubelt seconded, but the motion failed with the following vote: Yeas - Schnaubelt, Gade; Nays - Mitchell, Lowery, Williams, Stirling, Haro, Wilson.

RESOLUTION NO. 384, awarding the \$3,500,000 Tax Allocation Bonds, Series A, for the Marina Redevelopment Project to the best bidder, and rejecting all other bids, was approved with the following vote: Yeas - Mitchell, Lowery, Williams, Stirling, Haro, Wilson; Nays - Schnaubelt, Gade.

The next item being concerned with the proposed new County office building, Mr. Stirling stated that he would like to have a presentation by someone from the County regarding their need for more office space.

RESOLUTION NO. 385, authorizing the Executive Director or his designee to execute a First Amendment to the Agreement with the County of San Diego by extending the deadline for the commencement of construction of a new County office building from November 30, 1978 to March 30, 1979, was unanimously approved, Mr. Stirling having made the motion with Mr. Williams seconding.

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On the next item, the contract for fiscal agent services relative to the Marina Tax Allocation Bonds, Mr. Stirling questioned the process of selecting the bank. Mr. Trimble replied that only banks offering municipal bond services were invited to make proposals, and that Wells Fargo was the lowest bidder and its services equal to or better than others.

RESOLUTION NO. 386, authorizing the Executive Director or his designee to execute a contract for fiscal agent services with Wells Fargo Bank, National Association; and authorizing the expenditure of funds annually pursuant to Exhibit B of the agreement if and when money is delivered for the \$3,500,000 Marina Redevelopment Project Tax Allocation Bonds, Series A, was approved following the motion of Mr. Mitchell and the second of Mr. Stirling, with the following vote: Yeas - Mitchell, Lowery, Williams, Stirling, Haro, Wilson; Nays - Schnaubelt, Gade.

The next item was the proposed agreement with the firm of VTN for the preparation of a comprehensive Master Environmental Impact Report for Centre City Redevelopment Projects. Mr. Trimble said letters requesting proposals had been sent to 25 or 30 firms locally and in southern California. Sitting on the interview panel to review the six proposals received were representatives from EQD, CPO, CCDC, and the Redevelopment Division of the Engineering and Development Department. Mr. Stirling questioned the methods used and asked that a report be made.

Speaking in opposition to the selection of VTN to perform the Master EIR was Richard Glenn of MSA, Inc. Mr. Stirling asked that CCDC address MSA's allegations in the report requested on the selection process.

Mr. Haro moved adoption of the agreement with VTN; Mr. Lowery seconded. The vote was: Yeas - Mitchell, Lowery, Williams, Gade, Haro; Nays - Schnaubelt, Stirling; Abstaining - Wilson. However, when Mr. Gade requested that his vote also be recorded as an abstention, Mr. Haro moved, and Mr. Lowery seconded, that the item be reconsidered. The motion on the selection of VTN for the Master EIR then failed to pass, the vote being: Yeas - Mitchell, Lowery, Williams, Haro; Nays - Schnaubelt, Stirling; Abstaining - Wilson, Gade.

Mr. Haro then made the motion to continue the item on the proposed agreement with VTN for one week; Mr. Lowery seconded. The motion passed with the following vote: Yeas - Mitchell, Lowery, Williams, Schnaubelt, Stirling, Haro; Abstaining - Wilson, Gade.

It was requested of Counsel Valderhaug that he furnish a legal opinion before the continued meeting a week hence on the possible conflict of interest if Agency members have accepted campaign contributions from individuals representing VTN.

The next item was on the extension of the negotiation period with the two Marina residential developers. Mr. Haro moved adoption, Mr. Lowery seconded, and the vote was unanimous on the following resolution:

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RESOLUTION NO. 387, Authorizing the Executive Director or his designee to execute separate first amendments to the negotiation agreements with Pardee Construction Company/San Diego Federal Savings & Loan; and with Shapell Government Housing, Inc./Goldrich & Kest, which amendments would grant each developer a 90-day extension to their respective exclusive negotiation agreements.

Because of the lateness of time, it was unanimously agreed to continue to the next regular meeting on May 15 the special item, Matter of Response to Councilman Gade's Questions on CCDC Activities.

The meeting was adjourned at 6:12 p.m., the item on the VTN agreement being continued for one week to April 25, 1978.

*Pete Wilson*

Chairman of the Redevelopment Agency  
of The City of San Diego, California

ATTEST:

*Lucille Wesner*

Deputy Secretary of the Redevelopment Agency  
of The City of San Diego, California